

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

**PREPARED BY:** Christopher M. Gratz, Planner II

**SUBJECT:** Plat: P 3-3-05 Rodeo Village, Miller, Legg & Associates, Inc./University Matrix, LLC., 5250 South University Drive/Generally located between University Drive and SW 76 Avenue, 7/10 miles north of Stirling Road.

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS "RODEO VILLAGE" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:** Approval of the boundary plat known as the "Rodeo Village" is being requested. The subject site consists of 7.029 gross acres (306,194 square feet), and is generally located between University Drive and SW 76 Avenue, 7/10 miles north of Stirling Road.

The plat is restricted forty-seven (47) townhouse units on parcel A, a recreation area and equestrian facility on parcel B, and one (1) single family detached unit on parcel C.

Access to the townhome portion of the development is provided on the western boundary by a 50' right-in right-out only opening to University Drive. Non-vehicular access lines have been provided on the remainder of the western boundary. A recreation trail and equestrian service access will be provided on parcel B, connecting to SW 76 Avenue.

There is an equestrian trail in the SW 76 Avenue right-of-way, and a 25' recreation trail and equestrian service access will be provided on parcel B, connecting to SW 76 Avenue. Since the Wolf Lake equestrian trail is located within the SW 76 Avenue right-of-way, there is no need to have an equestrian trail easement on the plat.

Development of the site with the proposed use can be considered compatible with the uses on the surrounding properties. To the north are an office complex and a single family dwelling, to the south are a FP&L Substation and a plant nursery, to the east is Wolf Lake Park, and to the west is University Drive.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the January 25, 2006, Planning and Zoning Board meeting, Ms. Turin made a motion, seconded by Mr. Luis, to approve. (Motion carried 3-0, Chair Bender and Mr. Stevens were absent)

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Resolution, Planning Report

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS "RODEO VILLAGE" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat known as "Rodeo Village" was considered by the Town of Davie Planning and Zoning Board;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as "Rodeo Village" is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2006.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2006.

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner:**

**Name:** University Matrix, LLC.  
**Address:** 1424 Collins Avenue  
**City:** Miami Beach, FL 33139  
**Phone:** (305) 534-3247

**Petitioner:**

**Name:** Miller, Legg & Associates, Inc.  
**Address:** 1800 N. Douglas Road, Suite 200  
**City:** Pembroke Pines, FL 33024  
**Phone:** (954) 436-7000

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**Background Information**

**Application History:** No deferrals have been requested.

**Application Request:** Approval of the plat known as "Rodeo Village".

**Address/Location:** 5250 South University Drive/Generally located between University Drive and SW 76 Avenue, 7/10 miles north of Stirling Road.

**Future Land Use**

**Plan Map Designations:** Residential (10 DU/AC)  
Residential (3 DU/AC)

**Zoning:** RM-10, Medium Density Dwelling District, and  
A-1, Agricultural District

**Existing Use:** Vacant

**Proposed Use:** Forty-seven (47) townhouse units with a recreation area and equestrian facility, and one (1) single family detached dwelling

**Gross Parcel Size:** 7.029 acres (306,194 square feet)

**Net Parcel Size:** 6.707 acres (292,166 square feet)

**Surrounding Uses:**

**North:** University Place (office complex), Single family dwelling  
**South:** Florida Power & Light Timberlake Substation, Plant Nursery  
**East:** Wolf Lake (Town of Davie Park)  
**West:** University Drive, then the approved Regency Commons office complex

### **Surrounding Future Land Use Plan Map Designations:**

**North:** Residential (10 DU/ AC), commercial flexibility applied, and  
Residential (3 DU/ AC)  
**South:** Utilities and Commerce/Office  
**East:** Residential (1 DU/ AC)  
**West:** Commercial

### **Surrounding Zoning:**

**North:** B-3, Planned Business Center District, and A-1, Agricultural District  
**South:** U, Utilities District, and CC, Commerce Center District  
**East:** RS, Recreation/Open Space District  
**West:** B-3, Planned Business Center District

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## **Zoning History**

**Zoning:** On April 16, 1986, Town Council adopted Ordinance No. 86-16 to rezone the subject site from A-1, Agricultural District to B-3, Planned Business Center District, by assigning 4.77 acres commercial flexibility to the subject site. The rezoning approval was subject to a deed restriction limiting the property for the following uses: business office and studios, medical and professional office and medical laboratories, drug store, restaurants and coffee shops, personal services, bank and savings and loans, art gallery, travel agent, real estate office, insurance office, private schools up to 3,000 square feet, office supplies and equipment sales.

The rezoning, ZB 5-3-04, Matrix University, changing the site from B-3, Planned Business Center District to RM-10, Medium Density Dwelling District, was approved on January 19, 2005, subject to no through access to SW 76 Avenue, except for recreation/equestrian uses, and one (1) of the townhouse units being designated as an affordable housing unit.

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## **Applicable Codes and Ordinances**

§12-24 (I) (5) of the Land Development Code, RM-10, Multifamily Medium Dwelling District. The RM-8 and RM-10 Districts are intended to implement the ten (10) dwelling units per acre residential classification of the Town of Davie Future Land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for medium density multiple family dwelling districts in the Town of Davie.

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## **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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### **Application Details**

1. *Site:* Approval of the boundary plat known as the “Rodeo Village” is being requested. The subject site consists of 7.029 gross acres (306,194 square feet), and is generally located between University Drive and SW 76 Avenue, 7/10 miles north of Stirling Road.
2. *Restrictive Note:* The plat is restricted forty-seven (47) townhouse units on parcel A, a recreation area an equestrian facility on parcel B, and one (1) single family detached unit on parcel C.
3. *Access:* Access to the townhome portion of the development is provided on the western boundary by a 50’ right-in right-out only opening to University Drive. Non-vehicular access lines have been provided on the remainder of the western boundary. A recreation trail and equestrian service access will be provided on parcel B, connecting to SW 76 Avenue.
4. *Trails:* There is an equestrian trail in the SW 76 Avenue right-of-way, and a 25’ recreation trail and equestrian service access will be provided on parcel B, connecting to SW 76 Avenue. Since the Wolf Lake equestrian trail is located within the SW 76 Avenue right-of-way, there is no need to have an equestrian trail easement on the plat.
5. *Dedications and Easements:* On the western boundary, 40’ has been dedicated towards right-of-way for University Drive, and then a 30’ landscape buffer; on the eastern boundary, 5’ has been dedicated towards SW 76 Avenue, and then a 10’ landscape buffer and 12’ utility easement.
6. *Drainage:* The subject property lies within Central Broward Water Control District, and approval from this agency shall be obtained prior to the approval of the Town Council.
7. *Road Concurrency:* The plat is located within the South Central Transit Oriented Concurrency District. This district meets the regional transportation standards specified in the Broward County Land Development Code.

8. *Compatibility:* Development of the site with the proposed use can be considered compatible with the uses on the surrounding properties. To the north are an office complex and a single family dwelling, to the south are a FP&L Substation and a plant nursery, to the east is Wolf Lake Park, and to the west is University Drive.
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### **Significant Development Review Committee (DRC) Comments**

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

**Planning and Zoning:** Delineate a parcel for the recreation/equestrian area that connects to SW 76 Avenue for a recreation trail and equestrian service access, provide a 10' landscape buffer adjacent to SW 76 Avenue that is not included within the net lot area. *(Items provided)*

**Engineering:** Provide utility easement, and storm water management calculations. *(Items provided)*

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### **Staff Analysis**

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

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### **Findings of Fact**

The plat is in conformance with the applicable Codes and Ordinances. This proposed plat for townhouse units, recreation and equestrian area, and a single family detached unit can be considered compatible with the uses on the surrounding properties.

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### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for consideration. In addition, the following condition shall be met:

1. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
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### **Planning and Zoning Board Recommendation**

At the January 25, 2006, Planning and Zoning Board meeting, Ms. Turin made a motion, seconded by Mr. Luis, to approve. (Motion carried 3-0, Chair Bender and Mr. Stevens were absent)

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## Town Council Action

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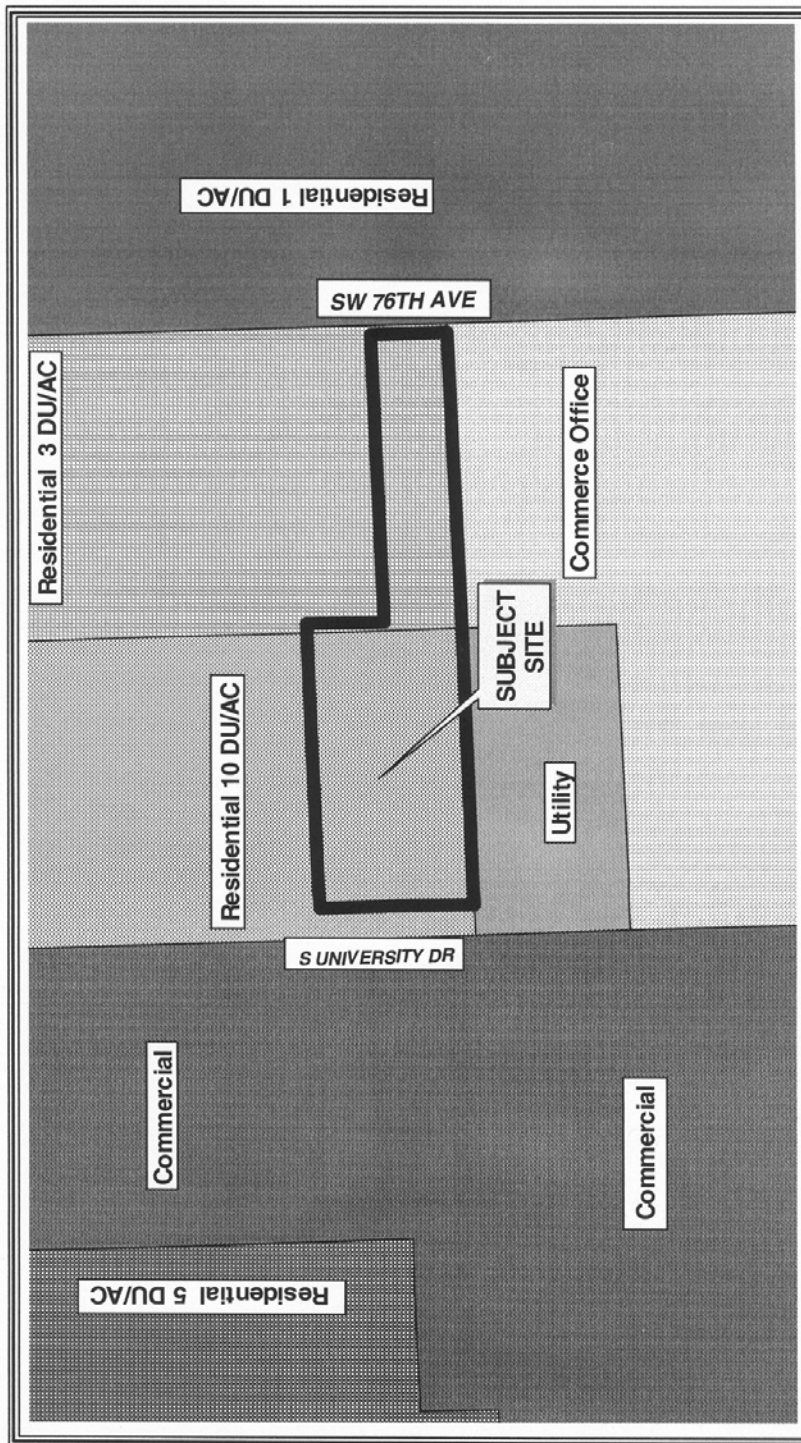
### Exhibits

1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Plat

Prepared by: \_\_\_\_\_

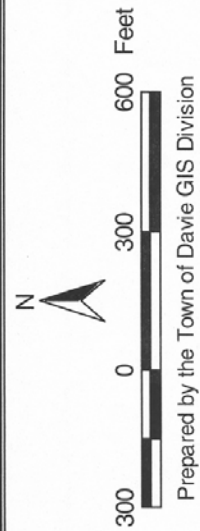
Reviewed by: \_\_\_\_\_





**SITE PLAN  
SP 3-5-05  
Future Land Use Map**

Prepared By: ILD  
Date Prepared: 4/18/05



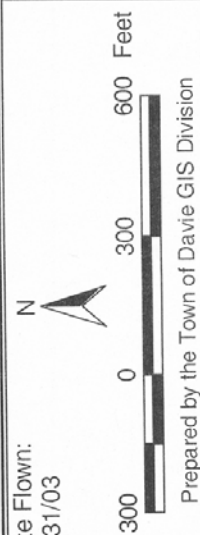


# **SITE PLAN** **SP 3-5-05** **Zoning and Aerial Map**

Prepared By: ILD  
 Date Prepared: 4/18/05



Date Flown:  
 12/31/03



Prepared by the Town of Davie GIS Division